

SAN DIEGUITO PLANNING GROUP

P.O. Box 2789, Rancho Santa Fe, CA, 92067

MINUTES OF MEETING

October 13, 2011

1. CALLED TO ORDER 7:02 P.M., PLEDGE OF ALLEGIANCE

PRESENT:

ABSENT:

2. AGENDA REVIEW

3. APPROVAL OF MINUTES:

4. OPEN FORUM:

- A.** Mid Hoppenwrath - of Harmony Grove discussed the Draft EIR for the Citracado Parkway Extension Project in the City of Escondido. Part of the plan calls for annex parcels in unincorporated county that are part of the Harmony Grove community. In previous communications with the city and LAFCO, it was stated that it is unacceptable to annex any part of the Harmony Grove/Eden Valley communities for the expansion of the Escondido Research and Technology Center Specific Plan. The Elfin Forest Harmony Grove Town Council wrote a response to the Draft EIR and Mid Hoppenwrath wanted to inquire about the SDPG preparing a response too. Because of the timeline of the EIR comments deadline and the date of the next SDPG meeting, it would not be possible.

5. GENERAL PLANNING ITEMS:

- a. General Plan Update;** Community Plans, Draft Residential Guidelines **[continued]**
- b. Plans for Expenditure of PLDO funds – Request by County Parks and Recreation for amendments or additions to San Dieguito Planning Area Priority List for 5-year plan** – please submit proposals to the chair, vice chair, or secretary in advance of the meeting if possible. **[continued]**
- c. Palma de la Reina Development Project, SCH No. 2009041114 – Notice of Availability of Draft EIR** – proposed grading of site, 4.31 acre parcel southeast of Via de la Valle and southwest of Cancha de Golf – Whispering Palms – 9559 sq. ft. retail space, 14 single-story sores, 19,500 sq. ft. of office space, 54 apartment units, 224 parking spaces, tall sound attenuation walls – proposal would not mitigate traffic below level of significance without widening portions of some 2 lane segments including widening Via de la Valle contra to General Plan – public review period ends October 24th – Applicant: Newport Pacific, Inc., Richard Cavanaugh 858-756-3771

Laurel Lemarie – read a draft comments letter to be submitted by the SDPG in reference to the draft EIR. Issues mentioned in the letter include:

- Via del la Valle road widening from I-5 to El Camino Real
- Dwelling Unit ratio requirements of 50% vs. 100%
- Traffic issues; noise, increased volume, high speed driving, on street parking, overflow parking from Morgan Run events
- RoundABOUTs; will they ever be built?

MOTION: Laurel Lemarie – Motion to Approve Comments Letter Second: D. Dill
VOTE: 8 yes – 0 no – 0 abstain

- d. Proposed Revision to County Policy I-63** to change the process of entry into the General Plan update process and requirements to allow access to the amendment process.
Paul Marks – Group discussed issues with proposed revisions.

MOTION: Paul Marks – to submit comment letter, SECOND: Bruce Liska
VOTE: 8 yes – 0 no – 0 abstain

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. Rancho Cielo SPA05-004, TM5440, TM5441;** Replacement Maps, project totals 23.06 acres, 11 condominium DUs on 'Village Center' parcel, 31 condominium DUs on 'Parcel H'; located at the intersection of Via Ambiente and El Brazo, Camino De Arriba, APNs 265-270-71, 264-410-02, 264-382-16. Applicant: Rancho Cielo Estates, Ltd., Applicant's representative: Robert Chase, Fuscoe Engineering, (858) 554-1500; DPLU Planner: Dennis Campbell, (858) 505-6380; SDPG Planner: Doug Dill, (760) 736-4333. **[continue]**
- B. P 10-037 REZ 10-004 CHINESE BIBLE MUP/REZONE – Santa Fe Valley Chinese Church 16919 Four Gee Road n/o Tallus Glen.** Proposed church in Santa Fe Valley Specific Plan area – 1000 seat main sanctuary, to expand to 1500, with classrooms, offices recreation, school, and ancillary uses. 43 ft. high with two 57 ft. towers; S88 zone to RS-2 zone **[To be continued – probably to October for design changes]**
- C. STP 11-008 Ralph's Ranch Site Plan Review – D1Designator – Alva and Ralphs Ranch Road, 4S Ranch** - includes review of grading and brush management standards of 4S Ranch SPA apn 678-030-09, 678-031-01-00 Applicant Contact: Lee Vance Planner: Paul Marks. **[continue]**
- D. S11-012 McPherson Residence "D" Designator Site Plan** Santa Fe Valley (Crosby Lot #317) 4663 sq.ft. 2 Story Single Family with attached 915 sq.ft. garage. Contact: Mark Radford (760) 519-9008; DPLU Planner: Amber Griffith (858) 694-2423; SDPG: Neil Weinstein (858) 335-5098. **[continue]**
- E. STP 01-062 Cielo Village 12 foot high Monument Sign on Del Dios Hwy** at Calle Ambiente at entrance to Rancho Cielo – revised plan to permit additional signage visible from Del Dios Hwy going in both directions to list tenant names and name of center sign to be about 8 feet wide and 2.5 feet thick. Existing signage to stay.
Don Willis – discussions; request comment letter from the Cosby HOA.

MOTION: Recommend Denial – take down existing signs and replace with one sign with listing of all tenants.
SECOND: I Epstein
VOTE: 8 yes, 0 no – 0 abstain

- F. D-Design Review Waiver @ 16615 Dove Canyon.** **[continue]**

7. REPORTS AND GENERAL DISCUSSION: No Reports

8. ADMINISTRATIVE MATTERS: No matters discussed

Meeting Adjourned: 8:30 pm